

**HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES**

Date: March 25, 2024

Agenda Item: L.8

Board Goal: Community Relations

Subject: Consideration and possible approval of Guaranteed Maximum Price (GMP) 3 for 2023 Bond Bid Package 2 for Improvements at Johnson High School

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer

**A. Purpose of Agenda Item:**

Action needed                       Information only                       Receive input

**B. Authority for This Action:**

Local Policy                       Law or Rule                       N/A

**C. Goal or Need Addressed:**

Provide safe and clean facilities.

**D. Summary:**

**Previous board action relating to this item** – In April 2023 the Board assigned this project to Huckabee Architects. On August 28, 2023, the Board approved Schematic Design for this project. On November 28, 2023 the Board approved design development for the project. On January 22, 2024 the Board approved GMP 1 for the structural steel package and 50% CD. On February 26, 2024 the Board approved GMP 2 for the site package.

**Future action anticipated** –

**Background information** –

The 2023 Bond contains provisions for Johnson High School Improvements including an Academic Expansion to accommodate 2,800 students with regular and CTE classrooms, an All-purpose Gym (Fine Arts Gym), a new Band Hall, driveway and drainage improvements, and master planning for future projects.

This is a separate project from the baseball and softball field improvements.

Huckabee and Core have provided GMP 3 and select construction documents (CD) for your review.

GMP 1 includes the structural steel package for this project.

GMP 2 includes the site package for the project such as site work, grading, utilities and signage.

GMP 3 contains the balance of the work.

Staff reviews each bond project with the FBOC as they appear on the Board agenda.

**E. Comments Received:**

Cabinet     DLT     FBOC     Teacher Org. Reps.     Other:

**F. Administrative Recommendation:**

Administration recommends approval of this bid package as presented.

**G. Fiscal Impact and Cost:    Amount: see below**

Budget                       Bond                      2023                       Grant/Special Funds                       Other

Staff will provide most up to date cost information under separate cover.

**H. Monitoring and Reporting Time Line:**

**Person responsible for evaluating this decision or action:** Max Cleaver, COO: Nate Wensowitch, Ex Dir. Facilities, Construction, and Bond Programs

**Evaluation method and time line:**

**Next report to the board:**

Project Milestones	
Approval of SD	August 28, 2023
Approval of DD	November 28, 2023
Approval of GMP 1	January 22, 2024
Approval of GMP 2	February 26, 2024
Consideration of GMP 3	March 25, 2024
Substantial Completion	December 1, 2025

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees approve GMP 3 for 2023 Bond Bid Package 2 for improvements at Johnson High School from Core Construction, as designed by Huckabee Architects, in an amount not to exceed \$39,830,968, as presented.